

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes _____
no ☒

Property Name: McCoy-Knode-Stottlemeyer Farmstead Inventory Number: WA-I-888
Address: 316 E. Oak Ridge Drive Historic district: yes ☒ no
City: Hagerstown Zip Code: 21740 County: Washington
USGS Quadrangle(s): Funkstown
Property Owner: Romaine Stottlemeyer Tax Account ID Number: 022215
Tax Map Parcel Number(s): 34 Tax Map Number: 49
Project: Southern Boulevard, Phase I Agency: Washington County
Agency Prepared By: Paula S. Reed & Associates, Inc.
Preparer's Name: _____ Date Prepared: 4/12/2011
Documentation is presented in: _____
Preparer's Eligibility Recommendation: ☒ Eligibility recommended _____ Eligibility not recommended
Criteria: ☒ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Description:

This early 20th century farmstead stands on an approximately 19-acre agricultural plot on the north side of Oak Ridge drive, just west of Funkstown. The buildings front onto East Oak Ridge Drive, and include a house, small barn, and a variety of sheds and chicken houses. Once an area of suburban houses and farmland, East Oak Ridge Drive in the past three decades has developed into a trucking center with terminals for Roadway, UPS and FedEx lining the south side of the road along with other industries. On the north side stands a small shopping center and SouthPointe a townhouse community. This farmstead and a collection of houses between it and Funkstown are tangible evidence of the older appearance of East Oak Ridge Drive.

The house, dating from Ca. 1911, is an L-shaped frame building distinguished by a square tower within the corner of the L, which is at the front (south) elevation. The tower has a steeply pitched hipped roof topped with a metal finial. The tower also holds the front entrance. The façade has four bays, two on the forward end of the L and one on the east end of the L, with the entrance in the third bay from the west end. A semi-hexagonal projecting bay extends from the west elevation. A one story addition attaches to the north elevation.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments: *Undistinguished example of a common property type; lacks integrity.*

Jim Janowski ✓
Reviewer, Office of Preservation Services

5/11/11
Date

Bluntz
Reviewer, National Register Program

5/12/11
Date

20101563

The house is covered with vinyl siding, and the windows are likewise vinyl. They have 1/1 sash. A small square window with a border of small square panes lights the entrance area within the tower. Over the front door is a single pane transom. A porch crosses part of the front elevation and wraps to the south to cover the entrance. It is supported with round Tuscan Doric columns. Asphalt shingles cover the roof.

Behind the house is a small stable/barn of frame construction and side gabled. It has a shed-roofed added overhang, and a shed extension to its west gable end. The roofing material is standing seam sheet metal. In addition to the barn, there is a small hog barn with a gable roof, a shed-roofed chicken house, a tractor shed and a butchering shed and other small support buildings.

Integrity Evaluation:

This small early 20th century farmstead is an excellent example of its type and time period, but its integrity recedes due to the removal or covering of most of the original windows, shutters and siding. The collection of buildings and agricultural land is otherwise intact, providing integrity of location, setting, feeling and association, but the alteration of surface treatments of the house diminish integrity of materials, workmanship and design.

Statement of Significance

The McCoy-Knode-Stottlemeyer Farmstead is eligible for the National Register of Historic Places under Criterion A as an intact example of an early 20th century small-scale agricultural/domestic complex. The 19 1/2-acre farmstead was established after Theodore F. McCoy's 1894 purchase of the 19 1/2 acres from the Southern Development Company of Hagerstown. Located on the western edge of a 182-acre farm that was subdivided for development by the company in 1892, the McCoy farm was in production by the 1900 census, though the house was likely built about 1911 by then-owner Bentz Knode. The complex includes the ca. 1911 house, small barn, chicken houses, and several sheds, including a possible butchering shed. The land, along with an additional 1.34 acres purchased in 1928 by then-owner Jacob Stottlemeyer, continues under cultivation by the Stottlemeyer family.

Historic Context

A few pioneering farmers and fur traders initially settled the area now encompassed by Washington County in the 1730s and 1740s. Lord Baltimore had just opened Maryland's frontier for settlement. Speculators from eastern Maryland responded by acquiring large tracts for subdivision and resale, much of it to Pennsylvania Germans migrating through the area seeking farmland in the Shenandoah Valley of Virginia. As settlement progressed, political divisions of the frontier occurred. Until 1748, the Antietam Creek drainage was part of Prince George's County. Afterward it was Frederick County until 1776 when Washington County was formed.

Settlement was sparse until the close of the French and Indian War in 1763, and the end of Pontiac's rebellion the following year. Thereafter, settlement progressed rapidly as transportation routes improved and word of the rich farmland in the Cumberland and Shenandoah valleys spread. The land was made fertile by numerous limestone outcrops, which give special visual character to the landscape as well as providing material for buildings and fences. The speculators who had acquired large grants of land as investments began to subdivide and sell into smaller lots of 100-300 acres, which were ideal for a profitable family farm. As farms developed and inhabitants prospered, towns and villages grew to support the local population.

The Funck brothers established a mill on the Antietam Creek by 1762. In 1767, Jacob Funck developed a plan for a village named

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Jerusalem on part of his vast tracts of more than 2,000 acres. By 1785, the town, later known as Funkstown, along with Washington County had begun to grow and prosper. The town had an iron furnace, brickyard, powder factory, grist and woolen mills and a host of inns and shops (Donald C. Brake, *For Five Shillings Current*. Shippensburg, PA: Beidel Printing House, Inc., 1983).

Situated just a few miles south of Elizabeth Town (later known as Hagerstown), the county seat and a significant crossroads for the transportation and marketing of farm products, Funkstown businesses and the surrounding farmland developed quickly. The town's main street (Baltimore Street) was an important wagon road heading from the Baltimore port to the interior of the country. It later became a turnpike and accommodated drovers, long-distance freight and stage lines and local traffic as well. In 1806, the Thomas Jefferson administration undertook the construction of a federal highway that would lead into the newly acquired Louisiana Purchase lands comprising most of the central portion of the United States. This "National Road" began at Cumberland, Maryland and led to Wheeling in Virginia (West Virginia) and later on to Terre Haute, Indiana. The main wagon road from Baltimore to Cumberland, a collection of turnpike segments, was then upgraded to become part of the National Pike. The final link in this series of upgrades was the Boonsboro-Hagerstown Turnpike, which was resurfaced and improved in 1823. At the same time, a stone bridge over the Antietam Creek was constructed at Funkstown for the crossing of the turnpike. The pike was one of the most heavily traveled east-west routes in America and made Funkstown a busy place, all hours of the day and night.

By 1860, the area was prospering, achieving a high level of grain-based cultivation and an intensive milling industry along the Antietam Creek. The prosperity of the greater region led to its being served by other important transportation routes. In addition to the already established system of turnpikes and the National Road, the Cumberland Valley Railroad established service to Hagerstown in 1860. The B&O Railroad, forced to lay its tracks in neighboring Virginia (now West Virginia) by the C&O Canal Company, provided transportation, constructing a spur to Hagerstown in 1867. In 1873, the major railroad to serve Hagerstown, the Western Maryland Railroad, completed track to the City, followed by the Shenandoah Valley Railroad (later Norfolk and Western) in 1880. These railroads connecting to one another, converged on Hagerstown, providing ready access to markets for farms and industry and giving the town its nickname the "Hub City" (Paula S. Reed, "Railroad Heritage Context Report," Hagerstown, MD: City of Hagerstown, 1992, p. 10). The growing dominance of the railroad however, contributed to the gradual decline of the grain-based farming economy of the region, by contributing to the growth of larger Mid-western farms.

Leading industries in Maryland, determined by value of product in 1860 included 1) Flour and Meal (always a leading industry in Washington County); 2) Men's Clothing; 3) Cotton Goods; 4) Sugar, Refined; and 5) Leather. In 1890, flour milling products had dropped to fourth place in value of product, behind men's clothing, brick and stone masonry, and canning and preserving fruits and vegetables. In 1900, flour and gristmill products had dropped again to the number five position behind men's clothing, fruit and vegetable canning, iron and steel, and foundry and machine shop products. Thereafter, flour and gristmill products don't appear among Maryland's major products at all (Eleanor Bruchey, "The Industrialization of Maryland, 1860-1914," in Walsh and Fox, p. 483,484).

The turn of the 20th century was punctuated in Frederick and Washington Counties with the development of the Frederick to Hagerstown interurban railway. A boon not only to the farmers transporting produce to the Frederick and Hagerstown markets but also for passenger travel and summer resort businesses. The development of the interurban railway in the region was part of a national trend toward mechanized mass transportation, particularly in urban areas.

The trend toward urbanization, with a pronounced shift of population to Baltimore, continued into the 20th century. By 1920, Maryland had become 60% urban with slightly over half the state's population in Baltimore (James B. Crooks, "Maryland Progressivism," Walsh and Fox, p. 590). As the economy of Maryland transformed, Washington County farmers responded by shifting to dairy products, fruit, and vegetable production. The well-developed transportation network in Washington County

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

made the production of perishable products viable. Corn and wheat were still major agricultural products, but milling in Washington County changed from production for market to custom work for local farmers and planters (Susan Winter Frye, "Evolution of Mill Settlement Patterns in the Antietam Drainage, Washington County, Maryland," p. 71).

Today the mills of the Antietam Creek have disappeared altogether, although local production of wheat and corn continues. Grain farms of the mid-19th century, converted to dairy in the 20th century, are now converting to beef cattle and feed production, or subdividing to recreational farmsteads and housing developments.

Resource History

The McCoy-Stottlemeyer Farmstead was part of a larger 185-acre tract that had been carved from Jacob Funck's 2,000-acre patent called The Establishment. By the 1850s the 185-acre farm was owned by Jonathon Hager, a descendent of the founder of Hagerstown. The Hager tract was located south of Hagerstown along the Hagerstown-Sharpsburg Turnpike and the Funkstown-Halfway Road. By 1867, the tract was bisected by the Washington County branch of the B&O Railroad (WC DB IN 18/511). Hager devised the farm to his daughter Susan E. Straub about 1865 (WB F/45). (see attached 1859 and 1877 maps)

In 1891, at the height of a period of expansion around the City of Hagerstown, Straub sold the tract, which was transferred to ownership by the Southern Development Company of Hagerstown through company secretary Cornelius Keedy (DB 96/408, 450; DB 97/177). By 1892, the northern section of the farm was subdivided by the company, apparently extending an earlier subdivision on land immediately north (see attached plat, DB 98/700). Though the company appears to have planned to eventually continue the subdivision southward, in 1894 the carved off a 19 1/2-acre parcel on the east edge of the tract and sold it to Theodore F. McCoy (DB 102/159).

Theodore F. McCoy was a 36-year old "Stone & Brick Mason" in 1880, living in Funkstown with his wife Rosa and five children (U.S. Census). Perhaps tiring of the masonry business, by 1900, while still living in Funkstown, he listed his occupation as "Farmer." The 19 1/2-acre McCoy farm was conveniently located with ready access to both the B&O branch railroad and the Hagerstown electric railway running through Funkstown, connecting to markets in Baltimore, Hagerstown, and Frederick. McCoy likely operated a market farm, possibly producing meat (apparent butchering shed on the property), vegetables, eggs, or even dairy on his small acreage. Theodore F. McCoy still lived in Funkstown in 1910, the year before he sold his farm to Bentz Knode. Knode's purchase of the small farm for \$2,300, an increase in value of just \$1,000 over the fifteen years of McCoy's ownership, appears to indicate that McCoy only improved the land with agricultural buildings (DB 135/713).

Bentz Knode gave his occupation on the 1910 census as "Fertilizer Agent." At that time he was renting a house in the Williamsport District. After his purchase of the McCoy farm tract in 1911 it appears Knode built the house, but sold the property six years later. Albert T. Fiery bought the 19 1/2-acre farmstead for \$6,500 in 1917, the steep increase in value indicating that the property was improved with the house during Knode's ownership (DB 150/726).

Albert Fiery was 74 years old in 1920 when he was listed on the census as a general farmer living on his newly-purchased farmstead on the "Funkstown-Halfway Road." Fiery died five years later and the farmstead was sold at an Equity sale to Jacob Stottlemeyer in 1925 (DB 173/64). Stottlemeyer added a 1.3-acre parcel on the east side of the house in 1928 (DB 180/340). Also occupied in "General Farming," Stottlemeyer lived on the farm in 1930 with two of his sons, Oscar and George. By 1936 Jacob Stottlemeyer had passed away. Oscar Stottlemeyer and his wife Louise purchased the farmstead from the other heirs (DB 202/437) and it continues to be occupied and farmed by the Stottlemeyer family today (2011).

Bibliography

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Brake, Donald C. For Five Shillings Current. Shippensburg, PA: Beidel Printing House, Inc., 1983.

Frye, Susan Winter. "Evolution of Mill Settlement Patterns in the Antietam Drainage, Washington County, Maryland." Master's Thesis, College of William and Mary, 1984.

Reed, Paula S. "Railroad Heritage Context Report." Hagerstown, MD: City of Hagerstown, 1992.

Walsh, Richard and William Lloyd Fox, eds. Maryland, A History. Baltimore: Maryland Historical Society, 1974.

Washington County Land Records. <http://mdlandrec.net>.

MARYLAND HISTORICAL TRUST REVIEW

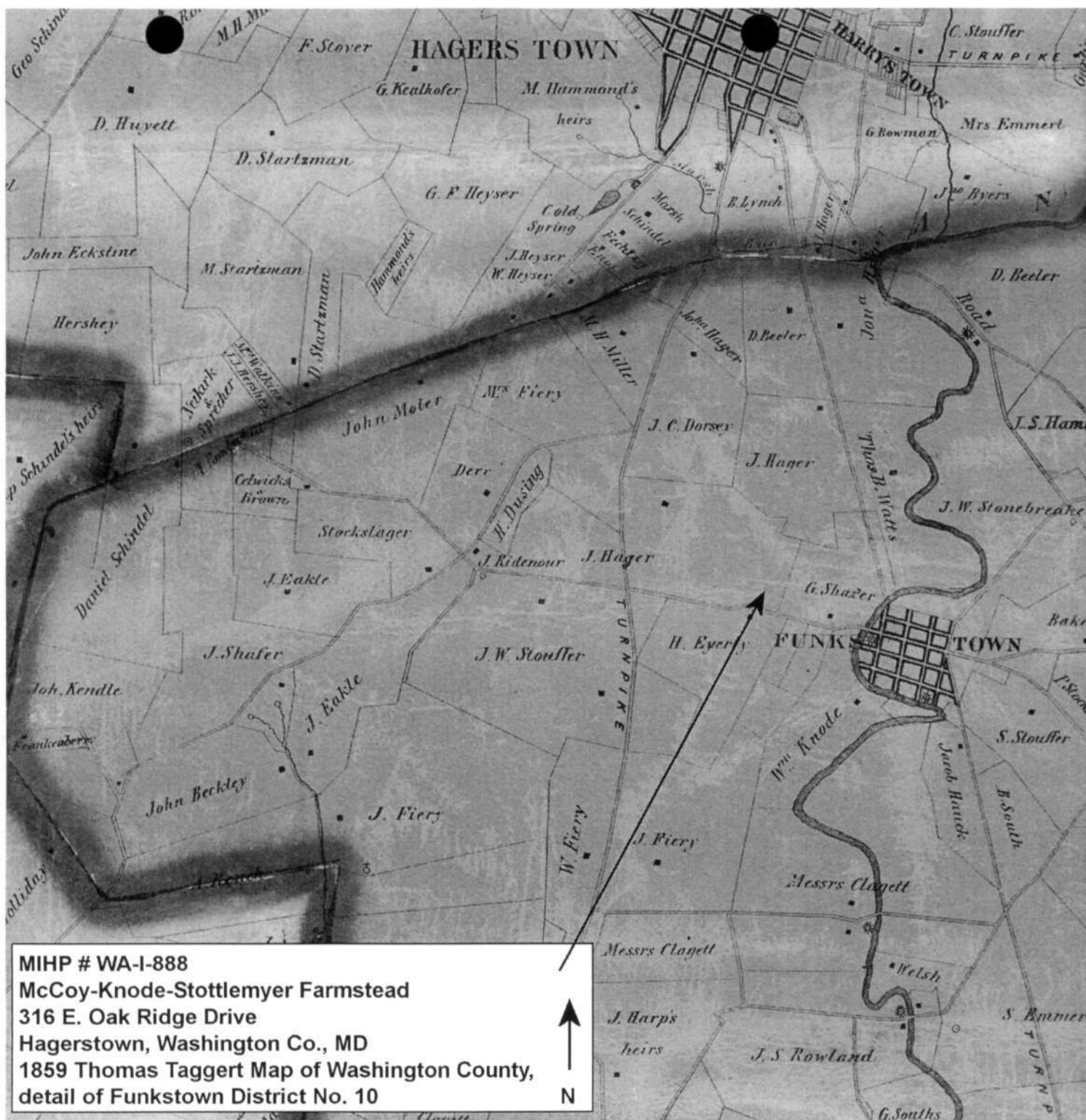
Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date



MIHP # WA-I-888

McCoy-Knode-Stottlemeyer Farmstead

316 E. Oak Ridge Drive

Hagerstown, Washington Co., MD

1859 Thomas Taggart Map of Washington County,
detail of Funkstown District No. 10



MIHP # WA-I-888

McCoy-Knode-Stottlemeyer Farmstead

316 E. Oak Ridge Drive

Hagerstown, Washington Co., MD

1877 Titus Atlas Map of Washington County,
detail of Funkstown District No. 10

FUNKSTOWN

DIST. N^o 10

Scale 2 Inches to the Mile



MIHP # WA-I-888

McCoy-Knode-Stottlemeyer Farmstead

316 E. Oak Ridge Drive

Hagerstown, Washington Co., MD

Washington Co. Deed Book 98, page 700)

LAND RECORD
GBO 98

—MAP SHOWING—

SECTIONS NO^s 16, 17, 20, 21, AND 26

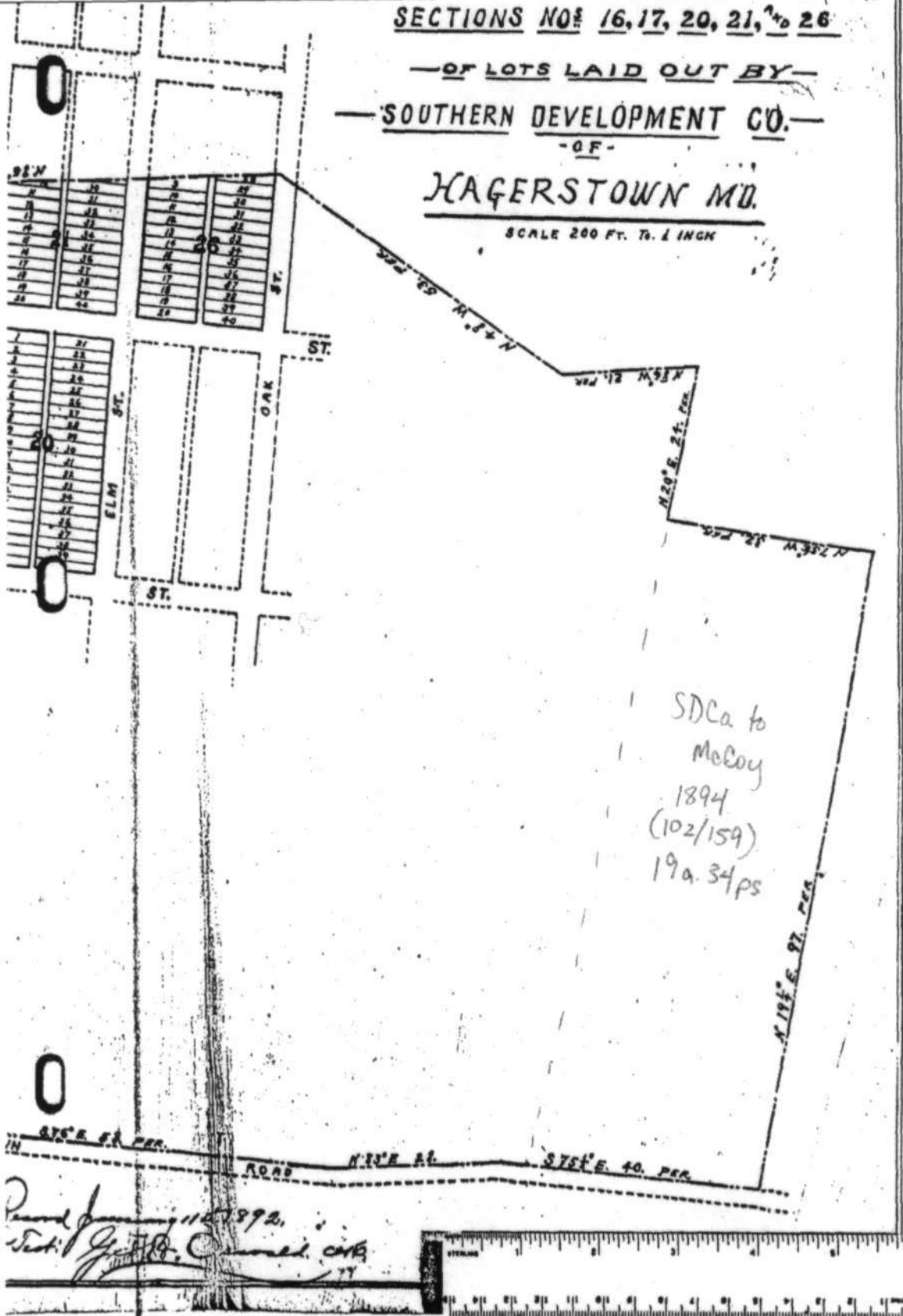
—OF LOTS LAID OUT BY—

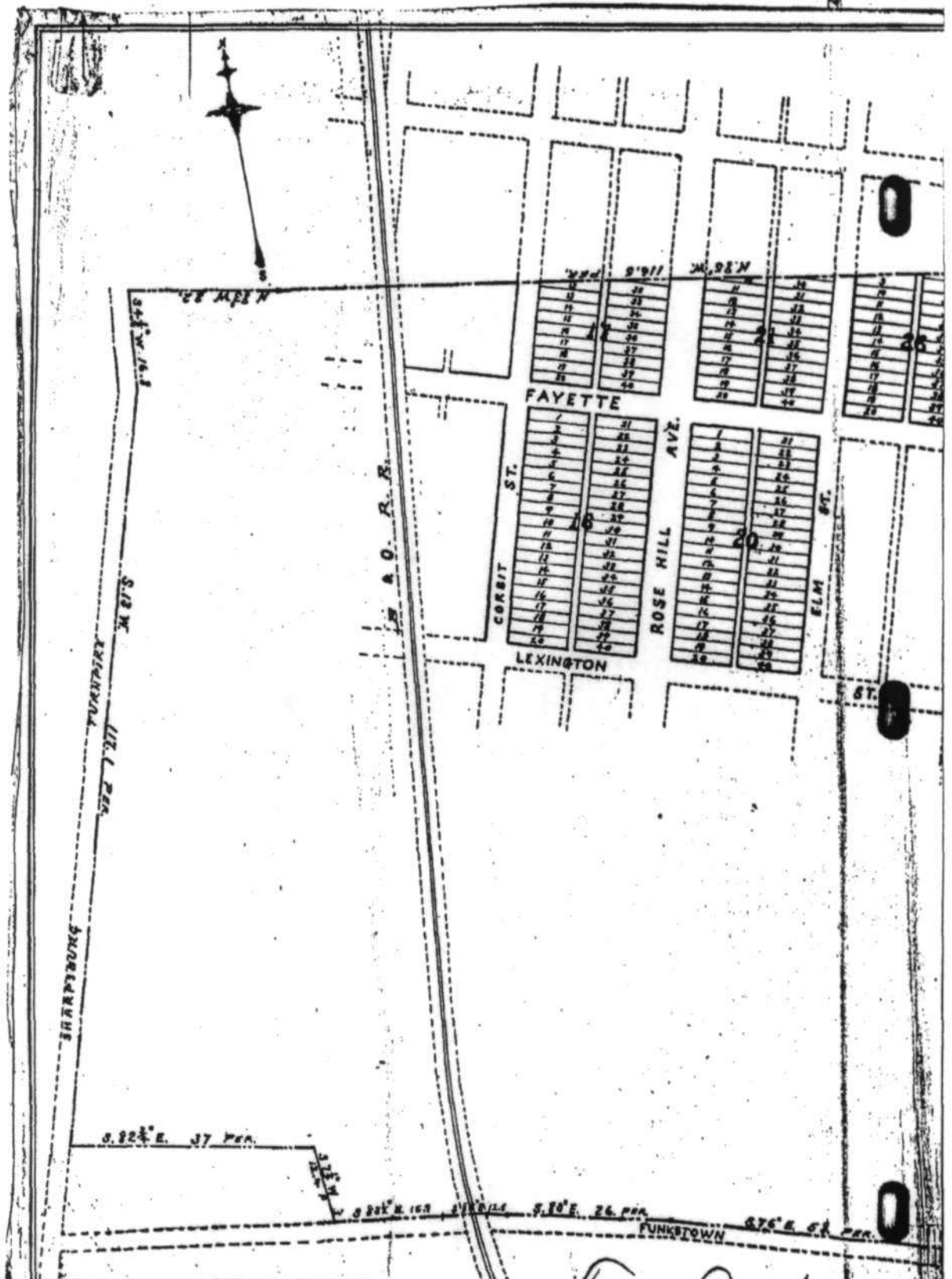
—SOUTHERN DEVELOPMENT CO.—

—OF—

HAGERSTOWN MD.

SCALE 200 FT. TO 1 INCH





MIHP # WA-I-888
McCoy-Knode-Stottlemeyer Farmstead
6 E. Oak Ridge Drive
Hagerstown, Washington Co., MD
(Washington Co. Deed Book 98, page 700)

Sept. 12, 1911
Thank for Record from 11/15/11
Frank J. G. S.

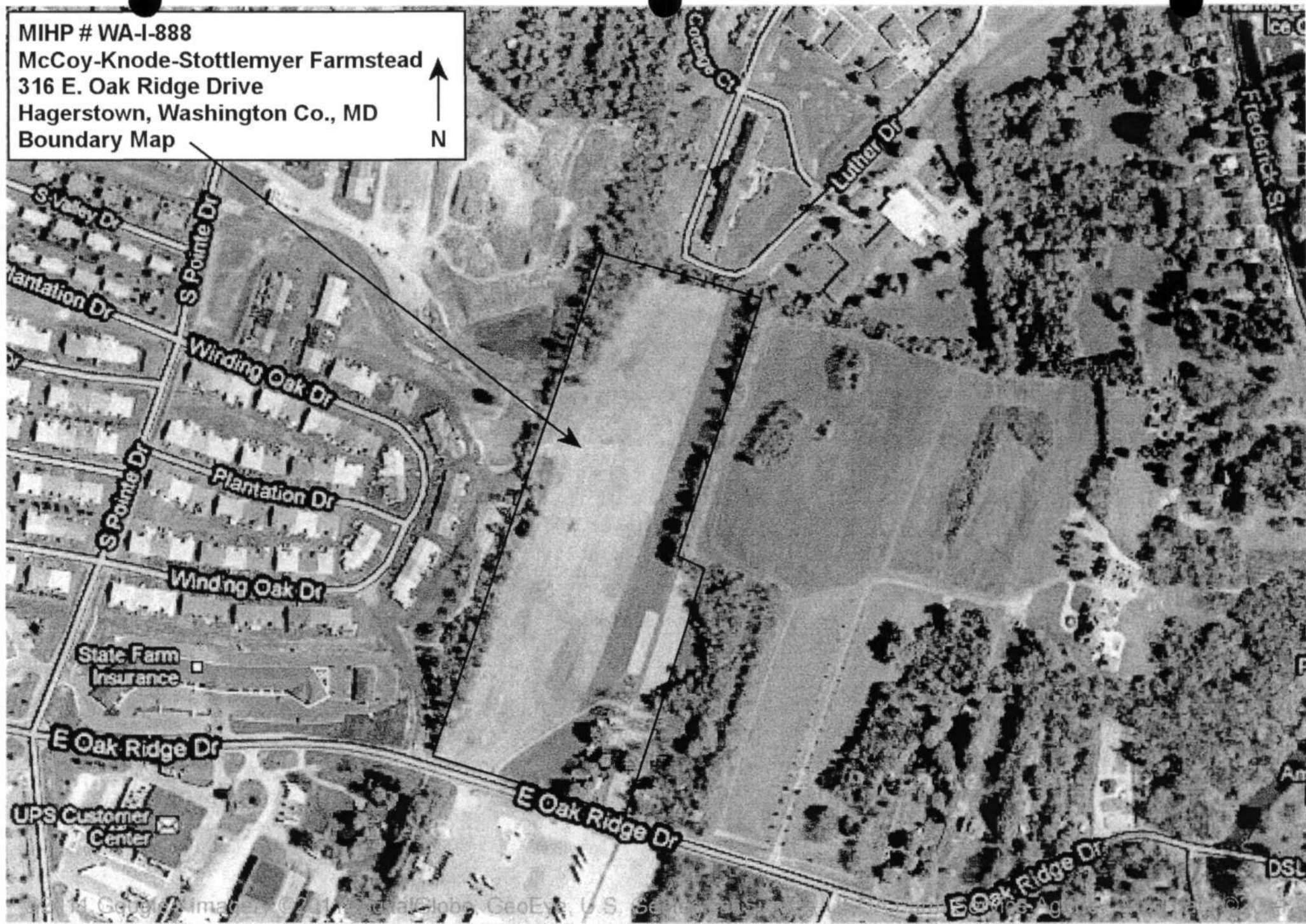
MIHP # WA-I-888

McCoy-Knode-Stottlemeyer Farmstead

316 E. Oak Ridge Drive

Hagerstown, Washington Co., MD

Boundary Map



MIHP # WA-I-888

McCoy-Knode-Stottlemeyer Farmstead

316 E. Oak Ridge Drive

Hagerstown, Washington Co., MD

Site Plan



Barn

Hog Barn

Shed

Butcher Shed

Chicken Coops

Shed/outhouse

House

WA-I-888

**McCoy-Knode-Stottlemeyer Farmstead
316 E. Oak Ridge Drive
Hagerstown, Washington County, MD
Southern Boulevard, Phase I**

Digital Photo Log

HP 100 Gray Photo Cartridge
HP Premium Plus Photo Paper

WA-I-888_2011-04-07_01.tif: Farmstead setting, view NE.

WA-I-888_2011-04-07_02.tif: Building complex, view N.

WA-I-888_2011-04-07_03.tif: Building complex, view NE.





WA-I-883 McCoy-Knoble-Stottlemeyer Farmstead
316 E. Oak Ridge Dr.
Hagerstown, Washington Co. MD

4/11

E. Wallace, PRA, Inc.

File location MW SHPO

Setting, View NE

#1 of 3

2011-04-01_01







WA-1-388

McCoy-Knode-Stottlemeyer Farmstead
316 E. Oak Ridge Dr.
Hagerstown, Washington Co, MD

4/11

E. Wallace, PRA, Inc.

Building Complex, N. view

2 of 3

2011-4-01-02







WA-I-338 McCoy-Knode-Stottkneyer Farms Ltd
316 E. Oak Ridge Dr.
Hagerstown, Washington Co. MD
4/11

E. Wallace, PRA, Inc

Building Complex, NE view

#3 of 3 2011-04-07_03

